DESIGN STANDARDS APPLICABLE TO THE TN3 – Traditional Neighborhood District

- 1. *Land use diversity*. In general, it is desirable for each block to include some diversity in housing type, building type, and mix of land uses. Any two (2) abutting block faces shall include more than one (1) land use or building type.
- 2. *Similar facing buildings*. Buildings that face each other across a street shall be generally similar in height, scale and articulation.
- 3. *Transitions to lower-density neighborhoods*. Transitions in density or intensity shall be managed through careful attention to building height, scale, massing and solar exposure.
- 4. *Block length*. Block faces in mixed use areas shall typically not exceed four hundred (400) feet. Block faces in residential areas shall typically follow the pattern of neighboring blocks, but shall not exceed six hundred sixty (660) feet, the length of the standard Saint Paul block.
- 5. *Compatible rehabilitation and reuse*. Remodeling, additions or other alterations to existing traditional buildings shall be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building. Original materials shall be retained and preserved to the extent possible.
- 6. *Use established building facade lines*. New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.
- 7. Buildings anchor the corner. New buildings on corner lots shall be oriented to the corner and both public streets.
- 8. *Front yard landscaping*. Front yard areas located between the principal building and the street shall be landscaped. Hard surfaced areas should include amenities such as benches and planters.
- 9. *Building facade continuity*. New buildings along commercial and mixed-use streets shall provide a continuous facade along the street. Where breaks occur, the street edge shall be continued through the use of fencing, low walls and/or landscaping.
- 10. Building facade articulation base, middle and top.
- a. Most traditional buildings in the city have a strong pattern of base, middle and top, created by variations in detailing, color and materials. New buildings shall respond to this pattern.
- b. Articulated tops shall be considered in the design of all new buildings. This articulation might consist of pitched roofs, dormers, gable ends, cornice detailing, etc.
- c. The base of the building shall include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc.
- 11. **Building facade articulation vertical**. Consistent with most traditional buildings in the city, a building width of forty (40) feet or less is encouraged. New buildings of more than forty (40) feet in width shall be divided into smaller increments, between twenty (20) and forty (40) feet in width, through articulation of the facade. This can be achieved through combinations of the following techniques, and others that may meet the objective.
- a. Facade modulation stepping back or extending forward a portion of the facade.
- b. Vertical divisions using different textures or materials (although materials should be drawn from a common palette).
- c. Division into storefronts, with separate display windows and entrances.
- d. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
- e. Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval.
- 12. *Building height treatment of 1-story buildings*. New buildings of two (2) or more stories are encouraged in TN1 and TN2 districts, and required in the TN3 district. One-story buildings, where constructed, shall be designed to convey an impression of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.
- 13. *Definition of residential entries*. Porches, steps, pent roofs, roof overhangs, hooded front doors or similar architectural elements shall be used to define all primary residential entrances.

TN3 – Traditional Neighborhood District

14. Door and window openings - minimum and character.

- a. For new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the ground floor of the primary street facade.
- b. Windows shall be designed with punched and recessed openings, in order to create a strong rhythm of light and shadow.
- c. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior.
- d. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.

15. Materials and detailing.

- a. Nonresidential or mixed use buildings shall be constructed of high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. The following materials are generally not acceptable: Unadorned plain or painted concrete block; Tilt-up concrete panels; Pre-fabricated steel or sheet metal panels; Reflective glass; and Aluminum, vinyl, fiberglass, asphalt or fiberboard siding.
- b. All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front facade.
- 16. *Screening of equipment and service areas*. If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.
- 17. *Interconnected street and alley network.* The existing street and alley network shall be preserved and extended as part of any new development. If the street network has been interrupted, it shall be restored whenever possible. Cul-desac streets are discouraged; crescent-shaped or courtyard street arrangements may be used when street connections are impractical.
- 18. *Parking both sides of streets.* On-street parking. Streets shall generally have parking on both sides to buffer pedestrians, calm traffic and supplement off-street parking unless the space is needed to accommodate traffic volume, emergency vehicles, transit or deliveries.

19. Parking location and entrance design.

- a. Off-street parking shall be provided within a principal structure, underground, or to the rear of buildings to the greatest extent possible. Limited side yard parking may be appropriate. Entrance drives and garage doors for underground or structured parking may face the street, but shall be designed for pedestrian convenience and safety.
- b. Surface parking shall not be located within thirty (30) feet of a corner. Buildings shall be located to emphasize and "anchor" the corner whenever possible.
- 20. *Residential garage location*. Attached residential garages shall be recessed at least ten (10) feet behind the front facade of the building. Detached residential garages shall be located in the side or rear yard, recessed at least twenty-five (25) feet behind the front facade of the building. When an alley is present, garages shall be located in the rear yard and accessed through the alley.
- 21. *Parking lot lighting*. Pedestrian-scale lighting shall be provided within parking areas. Light standards shall be nine (9) to twelve (12) feet in height and have a downcast glow.
- 22. *Entrance location for transit access*. New and existing retail, office and multifamily housing shall coordinate with the transit agency in locating bus stops and related improvements. Building entrances shall be located to provide easy access to bus stops and shelters.
- 23. *Street trees*. Street trees in the street right-of-way, as prescribed by the city forester and section 69.600 of the subdivision regulations, and other landscape improvements shall be provided along all streets at regular intervals to help define the street edge, buffer pedestrians from vehicles, and provide shade. Trees shall be located in a planting strip at least five (5) feet wide between the curb and sidewalk, or in a planter or planting structure of a design acceptable to the city.
- 24. *Sidewalks*. Streets shall be designed with sidewalks on both sides except where they abut a park or other open space. Sidewalk width shall be at least five (5) feet, and six (6) feet or more in areas of high pedestrian activity.